




Somerville Community Preservation Act
Semi-Annual Report
November 2018



CPA Project Spending Summary


Affordable Housing*			
Project	Awarded	Spent	Percent
100 Homes FY15-FY17	\$3,131,608	\$2,907,056	93%
Mystic Water Works FY16	\$507,000	\$507,000	100%
163 Glen St. FY15	\$915,000	\$819,862	90%
PASS FY15	\$89,250	\$0	0%
Better Homes FY15	\$35,820	\$35,820	100%
Better Homes FY16	\$56,868	\$53,155	93%
ShortStop Self-Sufficiency FY16	\$26,107	\$26,107	100%
Better Homes FY17	\$57,825	\$0	0%
PASS 3 FY17	\$93,728	\$0	0%
ShortStop Self-Sufficiency FY17	\$25,000	\$25,000	100%
100 Homes FY18	\$6,000,000	\$0	0%
31-35 Richardson St.	\$171,000	\$0	0%
Better Homes FY18	\$62,532	\$0	0%
PASS FY18	\$199,952	\$0	0%
Heading Home FY18	\$45,000	\$0	0%
Homelessness Prevention Assistance Fund	\$50,000	\$0	0%
Total	\$11,466,690	\$4,374,000	38%

 Notes completed projects

* Notes restriction pending

CPA Project Spending Summary cont.


Historic Resources			
<i>Project</i>	<i>Awarded</i>	<i>Spent</i>	<i>Percent</i>
City Hall Renovation	\$200,000	\$0	0%
City of Somerville Archives	\$43,000	\$42,812	100%
Milk Row Cemetery FY15	\$48,360	\$48,360	100%
Prospect Hill Tower Renovation	\$500,000	\$427,425	85%
Somerville Museum FY15	\$168,191	\$150,181	89%
Mystic Water Works windows*	\$243,000	\$243,000	100%
Temple B'nai Brith*	\$450,945	\$450,945	100%
LHD Property Owner Fund	\$150,000	\$0	0%
West Branch Library Rehabilitation	\$2,500,000	\$0	0%
Milk Row Cemetery FY16+FY17	\$33,108	\$19,850	40%
Somerville Museum FY16	\$423,480	\$86,316	20%
83 Belmont St.*	\$4,510	\$4,510	100%
Central Library Mold	\$21,279	\$0	0%
Grace Baptist Church	\$553,378	\$498,000	90%
Elizabeth Peabody House	\$73,000	\$70,373.82	96%
Elections Records	\$85,100	\$0	0%
Total	\$5,497,351	\$2,041,773	37%

 Notes completed projects

* Notes restriction pending

CPA Project Spending Summary cont.

Open Space/Recreation			
<i>Project</i>	<i>Awarded</i>	<i>Spent</i>	<i>Percent</i>
Prospect Hill Park	\$85,000	\$65,000	76%
Community Growing Center FY15	\$52,090	\$52,090	100%
Healey to Mystic	\$45,000	\$45,000	100%
School Garden Classrooms	\$45,373	\$45,373	100%
Community Path Repaving	\$140,000	\$90,000	64%
Community Path Design + Invasives	\$90,000	\$0	0%
Allen St. Mixed Use Renovation	\$20,000	\$11,073	55%
Hoyt Sullivan Playground Renovation	\$400,000	\$380,330	95%
South Street Farm	\$60,160	\$54,144	90%
Land Acquisition Study Fund	\$40,000	\$2,500	6%
Community Pollinator Garden	\$13,000	\$450	3%
Healey School Yard design	\$80,000	\$0	0%
Winter Hill School Yard	\$500,000	\$398,927	80%
Community Path Survey	\$20,000	\$0	0%
Henry Hansen Park	\$49,200	\$22,905	47%
Blessing of the Bay Phase I	\$41,863	\$41,863	100%
Community Growing Center FY17	\$33,176	\$29,858	90%
5 Palmer*	\$500,000	\$500,000	100%
Prospect Hill Park Construction	\$797,330	\$1,399	0%
Dilboy Auxiliary Fields	\$90,000	\$0	0%
Blessing of the Bay Phase II	\$155,339	\$69,903	45%
Community Growing Center Construction	\$350,000	\$315,000	90%
35 Richardson*	\$210,000	\$0	0%
Brown and West Somerville Schoolyards	\$140,000	\$0	0%
5 Palmer Conservation Restriction Fee	\$6,000	\$0	0%
Total	\$3,963,531	\$2,125,815	54%
CPA Program Total	\$20,927,572	\$8,541,588	41%

 Notes completed projects

* Notes restriction pending

CPA Project Spending Summary

Totals by CPA category	<i>Total Awarded with bonding</i>	<i>% of Total with bonding</i>	<i>Total Awarded without bonding</i>	<i>% of Total without bonding</i>
Affordable Housing	\$11,466,690	54%	\$5,466,690	42%
Historic Resources	\$5,497,351	26%	\$2,997,351	23%
Open Space/Recreation Land	\$3,963,531	19%	\$3,963,531	31%
Admin	\$489,995	2%	\$489,995	4%
Total	\$21,417,567	100%	\$12,917,567	100%

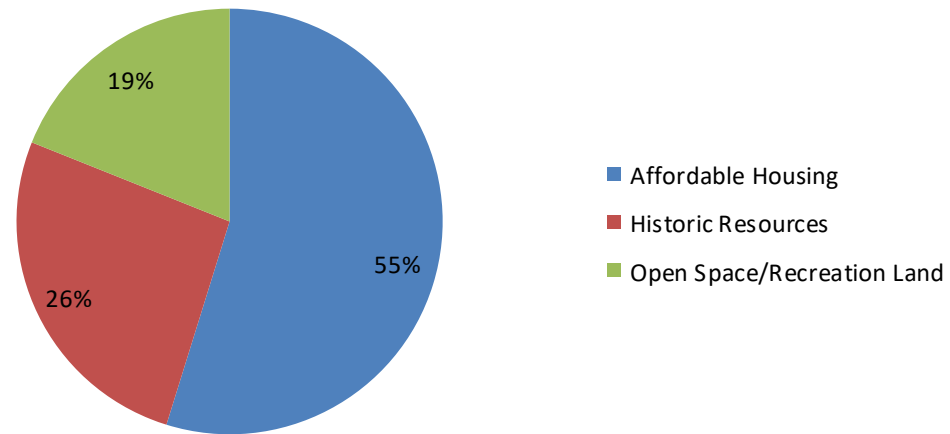
“With bonding” figures includes the \$2.5 million bond for the historic rehabilitation of West Branch Library, which was approved in FY16, and the \$6 million bond for affordable housing acquisition through the 100 Homes project, which was awarded in FY18.



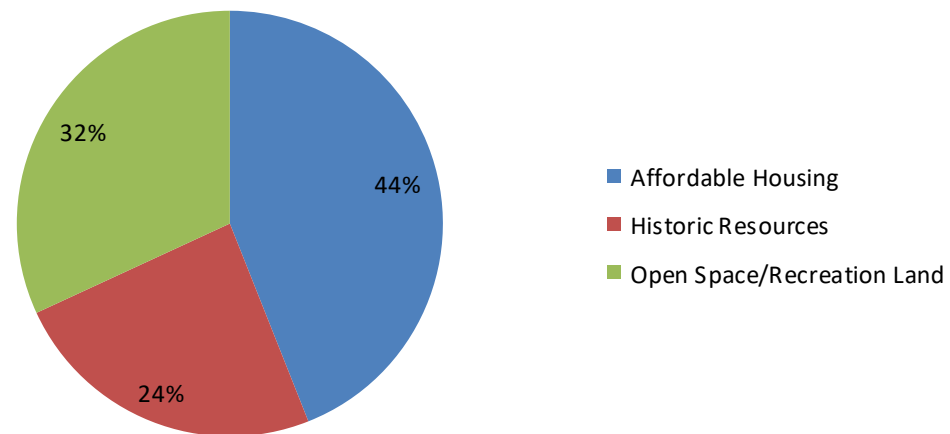
FY19 Program Highlights to Date

- Launched feasibility study program, which allows community members to propose projects that could be good candidates for CPA funding but need more study. Funded the first study to explore the feasibility of creating a new dog park in West Somerville
- Shifted the application cycle so that funding recommendations for the year would be made in December, allowing for project implementers to go out to bid at a more favorable time and bring in new CPC members at the beginning of the process, instead of the end.
- Cut the ribbons on the new Winter Hill Schoolyard and the Hoyt Sullivan Playground!

Allocation of CPA Funds by Category with bonding



Allocation of CPA Funds by Category without bonding



CPA Project Indicators Summary

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse
City Hall Renovation	3	N					x											
Milk Row Cemetery	2	Y																
City of Somerville Archives	C	Y				x												
Prospect Hill Tower	3	Y			*		x											
Prospect Hill Park	3		x															
Somerville Museum	3	N			x		x											
Mystic Water Works	7	Y	x		x		x						x				25	Y
Temple B'nai Birth	4	Y			x		x											
Community Growing Center	3	Y																
Healey to Mystic Master Plan	4	Y																
School Gardens	1, 2, 4, 5, 6, & 7	Y											x					
LHD Property Owners Fund	C																	
West Branch Library	6				x		x											
Community Path Design	5&6																	
Community Path Repaving	5&6												x					
Allen Street Mixed Use	2																	
Hoyt Sullivan Playground	5												x					
South Street Farm	2												x					
100 Homes	1, 4, 7																48	Y
163 Glen St.	1													x			8	
PASS Housing Program	UNK															6		
Better Homes Leasing Differential	2, 3															13		
ShortStop Self-Sufficiency	7															9		

CPA Project Indicators Summary continued

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse
Central Library Collections	3					x												
83 Belmont St.	3	Y					x											
Land Acquisition Study	NA																	
Butterfly Garden	3												x					
Healey Schoolyard	4																	
Winter Hill Schoolyard	4												x					
Henry Hansen	5																	
Blessing of the Bay	1&4																	
Grace Baptist	5						x											
5 Palmer	1										.04							
Elizabeth Peabody House Roof	4						x											
Elections Records	NA				x	x												
Brown and West Somerville Schools	6,7																	
Dilboy Auxiliary Fields	7																	
35 Richardson	5		x								.13						1	
Heading Home	UNK															13		
Homelessness Prevention Asst Fund	UNK															18		
Total	All 7 wards	10	3	0	5	3	9	0	0	0	.17	0	6	2	0	59	81	2

Completed Projects

- Funding condition not met
- ☒ Condition met

Prospect Hill Tower FY15 (\$500,000 awarded; \$427,424.83 spent on stabilization; \$8,000 spent on video tour)

The City of Somerville completed the stabilization of Prospect Hill Tower in December 2015, in time for people to enter the Tower during the First Flag event on January 1, 2016. The official opening celebration was held on September 20, 2016 and included Mayor Curtatone and Ward 3 Alderman McWatters. The stabilization of the Tower made it possible for the Somerville Historic Preservation Commission/Historic Somerville to begin offering docent tours of the Tower, which are now offered twice a month from April to October. Docents have two iPhones they can use to provide real-time video tours of the Tower via Skype video call for those who cannot climb the Tower. The City also developed a virtual tour video (www.somervillema.gov/prospecthilltour). The project has been highlighted in the Boston Globe, Boston Magazine and as a Community Preservation Coalition CPA Success Story. \$64,575.17 in unspent projects funds were returned to the CPA historic resources reserve. The CPA Manager is exploring options to have another municipality hold the preservation restriction on the Tower given the cost of having a preservation organization hold it.

Prospect Hill Tower at Ribbon Cutting



Funding conditions:

- Preservation Restriction
- ☒ Public access agreement
- ☒ Preventative maintenance plan every five years

Milk Row Cemetery FY15 (\$48,360 awarded and spent; additional \$6,315 used from FY16)

The City of Somerville completed the restoration of the tombs in Milk Row Cemetery this summer. The CPC approved the City taking \$6,315 from the FY16 project to complete the tomb restoration. The City discovered that during the last restoration the interior bricks in the tomb were not properly installed. The additional CPA funds and additional funds from the Massachusetts Historic Commission were used to repair this poor quality work. The Massachusetts Historic Commission holds a preservation restriction on the cemetery through the Massachusetts Preservation Project Fund grant the City received. Regular docent tours are held under the public access agreement.



Interior of Milk Row Cemetery tomb, revealing necessary repairs

Funding conditions:

- ☒ Preservation Restriction
- ☒ Public access agreement

American Tube Works (\$7,500 awarded and returned)

The City of Somerville returned the funds awarded for the proposed national historic register survey American Tube Works. The City recognized that it did not have sufficient staff time to complete the project in a timely manner and will use its own funding for the project.

Completed Projects continued...

City of Somerville Archives FY15 (\$43,000 awarded; \$42,812 spent)

This project hired a contractor to process the City of Somerville Archives' permanent collections and create record guides. The guides are available online at: <https://www.somervillema.gov/departments/city-clerk/archives>

School Garden Classrooms FY15 (\$45,373 awarded and spent)

Groundwork Somerville completed work in all eight schoolyard garden classrooms. They celebrated the completion of the project on October 25, 2016 with a twine cutting ceremony in the East Somerville Community School with Mayor Curtatone, school staff, and students. Improvements to the gardens have made them easier for teachers to use and more accessible to students with disabilities. Over 700 school children have participated in garden classes in the improved gardens.

Funding conditions:



Report expenditures
by school



School garden ribbon cutting at East
Somerville Community School

Mystic Water Works Historic FY15 (\$750,000 spent: \$243,000- historic; \$507,000– housing)

The Somerville Housing Authority (SHA) created 25 affordable units for Somerville's elderly population, non-elderly disabled population, and formerly homeless households at the historic Massachusetts Water Resources Authority Pump Station. SHA raised an additional \$12.4 million to complete this project. Residents moved into the building December 2017. The preservation restriction that includes the public access agreement has been drafted and is under review by SHA. The project received a preservation award from the City of Somerville.

Funding conditions:

- Preservation Restriction
- Public access agreement
- ☒ HPC review and comment session

Community Growing Center FY15 (\$52,090 awarded and spent)

The Friends of the Community Growing Center completed the design for the Growing Center. However, their consultant did not have the capacity to turn the design documents into construction documents suitable for the low-bid construction procurement process that is required because the Growing Center is on City land. They received FY16 CPA funds to develop the necessary construction documents to put the project out to bid. The schematic design is posted online at: <http://www.thegrowingcenter.org/redesign>.

Healey School to Mystic FY15 (\$45,000 awarded and spent)

The Friends of the Healey and GroundView developed two different visions for the Healey-Mystic community– one incremental and one transformative. The images are posted on the project website at: <http://www.healeymystic.org/>. The transformative vision would result in a new U10 soccer field, but would require significant ground engineering to cut into the bluff separating the Healey School from the Mystic Housing Community. The City has completed the geo-technical work necessary to determine the feasibility of the transformative plan and completed a feasibility study for the location of a new field at the school. The City received FY17 CPA funds for design services for the schoolyard and the Mystic River Watershed Association received funds for design services for the Blessing of the Bay Boathouse Park.

Funding conditions:

- ☒ Work with City's Parks and Open Space Office
- ☒ Submit final plan
- ☒ Hold one public meeting



Healey+Mystic Transformative Plan



Completed window at 83 Belmont

83 Belmont Stained Glass Window FY17 (\$4,510 awarded and spent)

The homeowners at 83 Belmont requested CPA funding to recreate their stained glass window that was destroyed in a fire. The home is on the national register of historic places, but is not a local historic district. The homeowners were very excited about the prospect of a preservation restriction on the home. Because of the quality of restoration they have done to the home, both before and after the fire, they won two awards from the Historic Preservation Commission. The homeowners asked to have the carriage house and the interiors of both the main house and the carriage house included in the preservation restriction, going beyond what was required by the CPC. The preservation restriction has been drafted and is under review by the homeowners.

Funding conditions:

- ☒ Comply with Secretary of the Interior standards
- Preservation restriction

Temple B’nai Brith FY15 (\$450,945 awarded and spent)

Temple B’nai Brith has installed the elevator and fire safety system in their 1922 Byzantine Revival building. The ribbon cutting was held December 17, 2017. The preservation restriction has been drafted and is under review by Temple B’nai Brith.

Funding conditions:

- Preservation Restriction ☒ HPC review and comment session
- Public access agreement

Blessing of the Bay Boathouse Park FY17 (\$41,863 awarded and spent)

Mystic River Watershed Association completed the 25% design phase during this phase. MyRWA received additional CPA funding in FY18 to complete the design of the park.

Funding conditions:

- ☒ Collaborate with City of Somerville
- ☒ Hold one public meeting

Elizabeth Peabody House Roof Replacement FY18

(73,000 awarded and \$70,373.82 spent)

The Elizabeth Peabody House Association replaced the roof on their historic building. The preservation restriction is under review by the owners.

Funding conditions:

- Preservation Restriction Secretary of the Interior standards
- Permanent dedication sign ☒

5 Palmer Acquisition FY18 (\$500,000 awarded and spent)

The City of Somerville purchased the 0.04 acre parcel at 5 Palmer that will add to either Glen Park or the Capuano Schoolyard. The conservation restriction will be held by Groundwork Somerville and is currently going through the state review process. The City offered the house currently located on the plot as part of the RFP for developing the City owned 0 Tufts site, adjacent to the 163 Glen St. affordable housing development. If the successful proposer does not want to relocate the home, it will be demolished.

Funding conditions:

- Conservation restriction
- Use of house

Canoeing on Mystic River



Ongoing Projects– City of Somerville

FY15

City Hall Renovation FY15 (\$200,000 awarded; \$0 spent)

Before this project can begin, the City of Somerville must first hire an Owner’s Project Manager (OPM). This expense was not included in the CPA request and must be approved by the Board of Aldermen. The Board has postponed approving funds for the OPM until there is greater clarity on the range of improvement projects planned for Central Hill, including the new high school. The City plans to request these funds again in winter 2018 once the City’s building master plan is finalized.

Prospect Hill Park Design Services FY15 (\$85,000 awarded; \$65,000 spent)

The first step of this project was an archeological survey of Prospect Hill Park. The results found low sensitivity for Native American or Revolutionary or Civil War artifacts and moderate sensitivity for finding the foundation for the two houses that were located on the park before it was purchased for open space. The City has completed the design and will start construction, which was partially funded by CPA in FY18, in fall 2018.

Funding condition:	<input checked="" type="checkbox"/> HPC review and comment session
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FY16

West Branch Library Rehabilitation FY16 (\$2,500,000 awarded; \$0 spent)

The City of Somerville has finalized the design for the new West Branch Library, including a small addition. The Board of Aldermen approved the remaining funds necessary for the project. The City anticipates work will begin winter 2018.

Funding conditions:	<input checked="" type="checkbox"/> Secure all approvals	<input checked="" type="checkbox"/> Secure funding	<input checked="" type="checkbox"/> Present final plans to CPC
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LHD Property Owner Preservation Fund FY16 (\$150,000 awarded; \$0 spent)

The City of Somerville Planning and Zoning Department is discussing how this fund for local historic district (LHD) property owners will be structured and is developing supporting materials. The Historic Preservation Commission has formed a subcommittee to begin work on the terms of the grant program.

Funding condition:
<ul style="list-style-type: none">• Terms approved by HPC and CPC

Ongoing Projects– City of Somerville, FY16 continued.

Milk Row Cemetery FY16 (\$26,808 awarded in FY16; \$6,315 spent for FY15 project, \$6,300 added in FY17 funds)

The work to restore the tombs has begun and hoped to be completed this fall.

Funding condition:



Public access agreement

Community Path Repaving (\$140,000 awarded; \$90,000 spent)

The Grove to Cedar section was repaved this spring. The Buena Vista to the Cambridge line section will be repaved following the completion of drainage work underway. The final repaving of this western section of the Path will be completed in spring 2019.

Community Path Design Services (\$75,000 awarded in FY16, \$15,000 added in FY18; \$0 spent)

The City is finalizing the contract to bring the consultant on board for this project in partnership with the Friends of the Community Path, which is the co-applicant on this project. An additional \$15,000 was awarded to this project in FY18 to expand the scope to address invasive species and the tree canopy.

Allen Street Mixed Use Renovation (\$20,000 awarded; \$11,073 spent)

The design for this park is in the final stages. The scope was expanded to include changes to the community gardens in addition to creating a playground in the front portion of the space.

Funding condition:



Community engagement process

Hoyt Sullivan Playground Renovation (\$400,000 awarded; \$380,330 spent)

Hoyt Sullivan has been completed and is now open for use. Contractors are now completing punch list items.

Funding condition:



Preserve beech tree

Hoyt Sullivan Ribbon Cutting



Photo: Klopfer Martin Design Group

Ongoing Projects— City of Somerville, FY17

Central Library Mold Remediation (\$21,279 awarded; \$0 spent)

The City received a proposed scope of work from a vendor for the project and is currently considering contracting options.

Land Acquisition Study Fund (\$40,000 awarded; \$2,500 spent)

To date funds were used to pay for an appraisal of a potential acquisition site.

Winter Hill Schoolyard (\$500,000 awarded; \$398,927 spent)

Construction of the Winter Hill Schoolyard is complete. The ribbon cutting ceremony was held September 10, 2018.

Healey Schoolyard Design (\$80,000 awarded; \$0 spent)

The City has completed the necessary geotechnical studies and a feasibility study for placement of a new field at the school.

Henry Hansen Park Design (\$49,200 awarded; \$22,905

The final design has been completed and the City is now exploring options for funding the construction of the park.

Community Pollinator Garden at Morse Kelly Park (\$13,000 awarded; \$450 spent)

Green and Open Somerville and the City have installed the plantings and the ADA accessible path. The park will be open for use once the plants are established

Funding conditions:

- Include interpretive signage
- Develop a maintenance plan



Involve the Conservation Commission



Winter Hill Ribbon Cutting

Funding condition:

- Hold at least one public meeting

Funding condition:



Hold at least three public meetings and incorporate feedback

Morse Kelley Volunteer Planting Day



Ongoing Projects— City of Somerville, FY17 cont.

Community Path Survey (\$20,000 awarded; \$0 spent)

Survey will take place following the conclusion of drainage work on the Path west of Davis Square, which will be completed spring 2018. The City has engaged a consultant to catalogue our its parks records and develop a file management system.

Funding condition:

- Develop a repository for City plans and surveys



Community Path

Ongoing Projects– City of Somerville, FY18

Preservation and Access of Election Records (\$85,100 awarded; \$0 spent)

The City of Somerville Archives will preserve and protect our historical elections-related documents, including the digital archiving of our City's election results prior to 1967 and mold remediation for voter ledgers.

Schoolyard Design– Brown and West Somerville Neighborhood Schools (\$140,000 awarded; \$0 spent)

Funding condition:

- CPA funds will only be used for CPA eligible uses

The City of Somerville will hire a firm to provide design services to improve both the Brown and West Somerville Neighborhood Schools.

Dilboy Auxiliary Fields Redesign (\$90,000 awarded; \$0 spent)

Funding condition:

- Sign posted during design

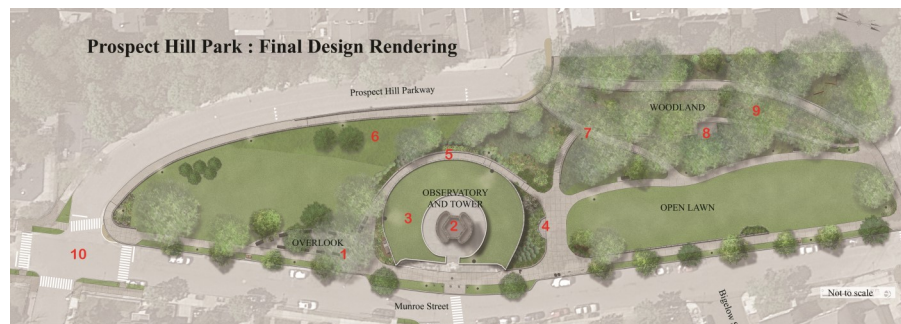
The City of Somerville will complete a redesign of the Dilboy Auxiliary fields space that will include drainage, irrigation, and sports lighting to increase the useable hours of the site.

Prospect Hill Park Rehabilitation (\$797,330 awarded; \$1,399 spent)

The City of Somerville will implement the new design for Prospect Hill Park, which was funded by CPA in FY15. This project is blended open space/recreational land and historic preservation.

Funding condition:

- Secretary of the Interior standards for rehabilitation
- Permanent sign



Ongoing Projects— Affordable Housing Trust Fund

The Affordable Housing Trust Fund (AHTF) provides funding for projects on a reimbursement basis. As a result, funds are often not released until after the closing on acquisitions or until the project is underway for support projects.

Ongoing Projects

100 Homes FY15-FY17 (\$3,131,608 awarded; \$2,907,056 disbursed); FY18 (\$6,000,000 awarded; \$0 disbursed)

Somerville Community Corporation (SCC) has acquired 47 units in ten properties with FY15 and FY16 CPA funds as well as over \$7.8 million in other funds. CPA funds are drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out Massachusetts Housing Investment Corporation acquisition funding.

Prevention and Stabilization Services (PASS) Housing Program:

FY15 (\$89,250 awarded; \$0 disbursed)

FY17 (\$93,728 awarded; \$0 disbursed)

FY18 (\$199,952 awarded; \$0 disbursed)

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six households at a time. The AHTF is in the process of signing the grant agreement.

Leasing Differential Program— Better Homes:

FY15 (\$35,820 awarded and disbursed)

FY16 (\$56,868 awarded; \$53,155 disbursed)

FY17 (\$57,825 awarded; \$0 disbursed)

FY18 (\$62,532 awarded; \$0 disbursed)

The Somerville Homeless Coalition provides rental assistance to 17 disabled and formerly homeless Somerville households. The program also received \$267,588 in US Housing and Urban Development (HUD) McKinney Permanent Supportive Housing funds.

ShortStop Self-Sufficiency Program:

FY16 (\$26,107 awarded and disbursed)

FY17 (\$25,000 awarded and disbursed)

The Wayside Youth and Family Support Network provides transitional housing for homeless young adults. CPA funds support a portion of the cost of rent house nine individuals between 18 and 24 for up to one year. Funding covers the gap in rent between what HUD can fund (up to fair market rent) and what the actual cost of the monthly rent is for the units.

Ongoing Projects– Affordable Housing Trust Fund

FY15

Redevelopment of 163 Glen St. (\$915,000 awarded; \$819,862 disbursed)

Somerville Community Corporation is redeveloping the site into eight affordable homeownership units and three market rate homeownership units. In addition to CPA funding, SCC has raised \$5.3 million in support of this project. The groundbreaking for the project was the first stop on the CPA 5th Anniversary Walking Tour on September 9, 2017 (see photo below).

FY18

31-35 Richardson (housing: \$171,000 awarded; \$0 disbursed; open space: \$210,000 awarded, \$0 disbursed)

Somerville Community Corporation is in the process of purchasing the 31-35 Richardson parcel from a developer. The parcel has one home that is potentially historically significant. SCC plans to build another two family home on the parcel, one will be sold at market rate and the other will be sold as an affordable unit. The 35 Richardson parcel will be transferred to the City of Somerville for conversion into a city park. The parcel is an estimated 0.13 acres. The documents to create the grant agreement for the open space funding have been shared with SCC. The CPA Manager is waiting their submission in order to establish the grant agreement.

Better Homes 3: Permanent Supportive Housing (\$45,000 awarded; \$0 disbursed)


Heading Home will provide rental assistance to 13 chronically homeless and disabled residents with incomes below 30% AMI. Assistance pays for the gap between HUD payment for monthly rent and actual rent. Residents may have disabilities, a criminal record, or behavioral health instability.


Homelessness Prevention Assistance Fund (\$50,000 awarded; \$0 disbursed)

Community Action Agency of Somerville will provide up to \$4,000 in assistance in the form of grants and loans to households facing homelessness, including first and last month's rent and security deposits. They estimate this program will serve 11-25 households, with most households with incomes at or below 50% AMI.



Ongoing Projects– Community

 Phase completed

 Phase in progress

South Street Farm FY16 (\$60,160)

Grant signed 5/9/16	1st disbursement \$42,112 (70%)	2nd disbursement \$12,032 (20%)	Close out \$6,016 (10%)
Funding conditions: <ul style="list-style-type: none"> Public access agreement 	Deliverables: <ul style="list-style-type: none"> Hoophouse Bicycle parking Rainwater catchment system Visitor kiosk Signage 	Deliverables: <ul style="list-style-type: none"> Shade structure Stormwater management Wash station Soil improvement 	
	1st Report: 6/14/16	2nd Report: 6/12/18	

Groundwork is making progress in improving the South Street Farm. Their work attracted the WGBH Design Squad children's engineering program to collaborate on designing a bike cart for use at the mobile markets. The video can be found at: <https://youtu.be/jmAh4hDiXdQ>. They celebrated Cider Days at the farm in October 2018.

Cider Days 2018 at South Street Farm



Somerville Museum Capital Improvements FY15 (\$168,191)

Grant signed 12/15/15	1st disbursement \$69,152 (41%)	2nd disbursement \$66,011 (39%)	Phase 1 close out \$15,018 (9%)	Phase 2 \$16,209 (9%)	Phase 2 close out \$1,801 (1%)
Funding conditions: <ul style="list-style-type: none"> • Preservation Re- striction • Public access agreement 	Deliverables: <ul style="list-style-type: none"> • High water alarm • Environmental monitors • Back up sump- pump • Insulate attic • Begin storm win- dow project • Begin elevator design 	Deliverables: <ul style="list-style-type: none"> • Complete storm window project • Complete eleva- tor design • Interior shades 	3rd Report: 6/14/17	Deliverables: <ul style="list-style-type: none"> • Basement interior perimeter drain • Attic exhaust fan • Water alarm 	
	1st Report: 1/5/16	2nd Report: 9/28/16			

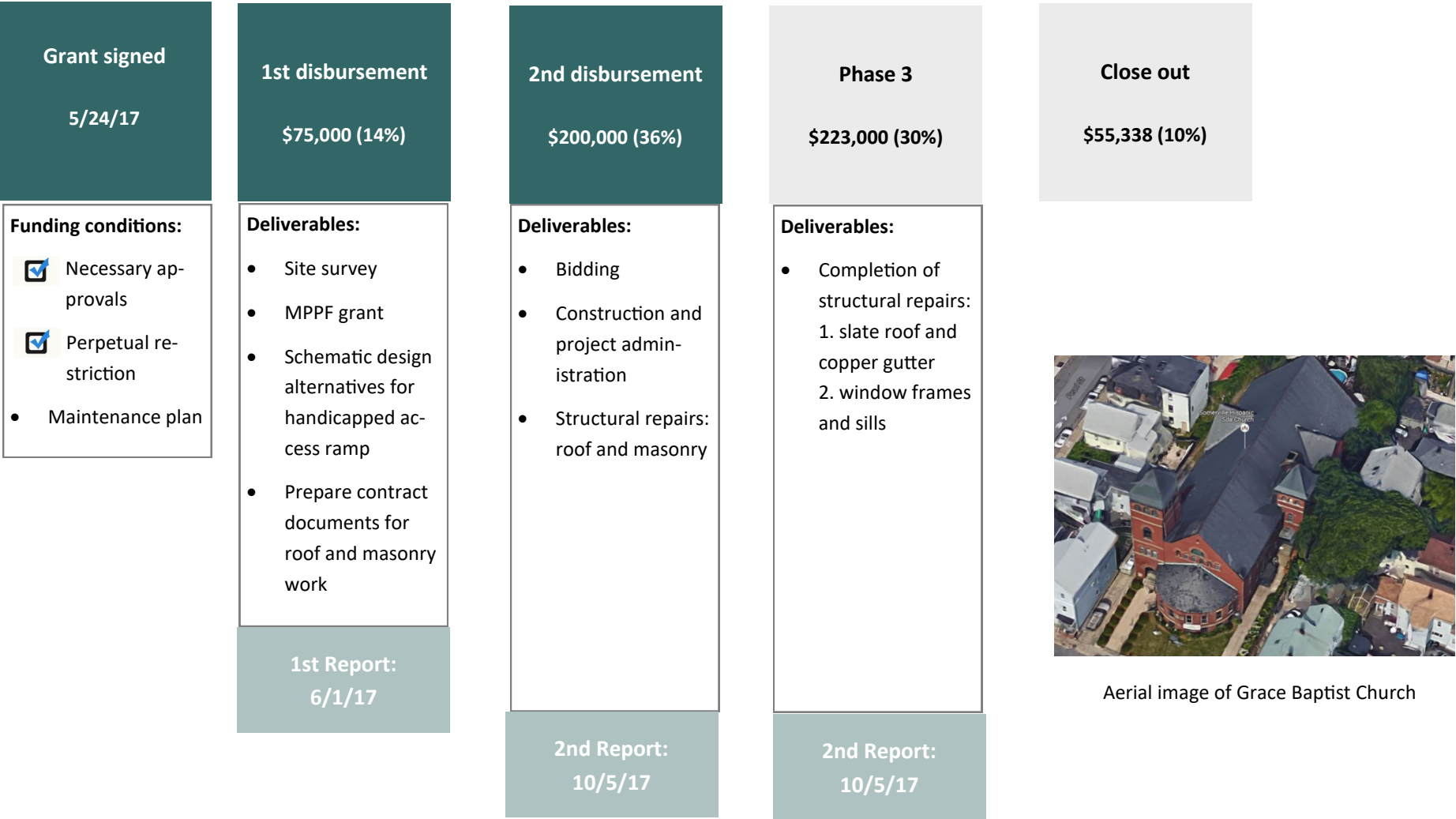
The Somerville Museum has made steady progress on their FY15 project and has been able to reduce costs across the non-elevator aspects of the project. However, there were substantial delays in finalizing the elevator design. The lift original proposed in the application was rejected by the Massachusetts Architectural Access Board (MAAB). The design process for the full elevator was lengthy as the Museum developed multiple designs based on feedback from the state and City historic commissions, MAAB, and abutters. The Museum received the final necessary approval from the Zoning Board of Appeals in August 2016. This permit was appealed by abutters in Land Court, who then appealed the Land Court ruling in favor of the Museum. The Museum anticipates the appeal will be resolved in 2019.

The Museum has requested a grant agreement extension of three years in order to pair the remaining work under this grant with the climate improvements planned should their FY19 CPA request be funded (basement drain) and the elevator project (attic exhaust fan).

Somerville Museum Capital Improvements FY16 (\$423,480)

Grant signed 1/11/17	1st disbursement \$86,316 (20.4%)	Phase 1 close out \$9,591 (2.3%)	Phase 2 \$294,816 (69.6%)	Phase 2 close out \$32,757 (7.7%)
Funding conditions: <ul style="list-style-type: none"> Necessary approvals 	Deliverables: <ul style="list-style-type: none"> Upgrade door hardware Install handrail on Central St. stairway Install security equipment Purchase supplies for inventory Phase 6 preliminary design 	<p>The Museum is moving forward with the non-elevator aspects of the projects while they await decision on the elevator (see FY15 for more details).</p>		
	1st Report: 2/21/17			

Grace Baptist Church FY17 (\$553,378)



The Somerville Hispanic Association for Community Development is working in collaboration with their architect, Spencer, Sullivan, and Vogt, to make necessary roof and masonry repairs. This grant was intended to make repairs to roof for the whole building. However, when work began on the apse, the contractor discovered the roof was at risk of collapse as well as structural issues with the windows and the front wall of the building. As a result, upon the CPC’s recommendation, the Board of Aldermen approved repurposing the grant funds to address the structural issues in the apse.

Community Growing Center FY17 (\$33,176)

Grant signed 5/24/17	1st disbursement \$22,500 (67%)	Phase 2 \$7,359 (23%)	Close out \$3,317 (10%)
Funding conditions: <ul style="list-style-type: none"> Comply with license 	Deliverables: <ul style="list-style-type: none"> Hire landscape architect 75% completion of construction documents and bid specs 50% completion of stakeholder meetings 	Deliverables: <ul style="list-style-type: none"> 100% completed project specifications and design documents Completed bid documents Project coordination 	
	1st Report: 10/5/17	2nd Report: 5/15/18	



Growing Center Design Charette

The Friends of the Community Growing Center are continuing their collaboration with Terra Cura and hired a landscape architecture firm to complete the construction documents and bid specifications necessary for a public construction procurement process. The CPA enabling legislation requires all projects on public land to comply with public procurement laws and the Growing Center is located on City of Somerville land. This process was completed and the Growing Center received a low bid that was in their budget. The site is now under construction (see next page for grant details).

Community Growing Center FY18 (\$350,000)

<div>Grant signed</div> <div>6/5/18</div>	<div>1st disbursement</div> <div>\$315,000 (90%)</div>	<div>Close out</div> <div>\$35,000 (10%)</div>
<div>Funding conditions:</div> <div><ul style="list-style-type: none">Public accessPermanent signWork collabora- tively with City of Somerville</div>	<div>Deliverables:</div> <div><ul style="list-style-type: none">Construction bidConstruction preparation95% construction completed by mid -DecemberConstruction completed by May 2019.</div>	
	<div>1st Report:</div> <div>6/8/18</div>	

See FY17 page for project details.



Blessing of the Bay Boathouse Park FY18 (15,339)

<div>Grant signed</div> <div>5/18/18</div> <div> <div>Funding conditions:</div> <ul style="list-style-type: none"> Collaborate with City of Somerville </div>	<div>1st disbursement</div> <div>\$69,903 (45%)</div> <div> <div>Deliverables:</div> <ul style="list-style-type: none"> Phase 2 kick off meeting Draft and execute next phase of work with consultants Complete 50% design documents </div> <div>1st Report: 6/7/2018</div>	<div>Phase 2</div> <div>\$69,902 (45%)</div>	<div>Close out</div> <div>\$15,534 (10%)</div>
<p>Mystic River Watershed Association completed the 25% schematic design for the park under the CPA funded phase 1 of the project and is now working toward 50% design documents. The Department of Conservation and Recreation recently expressed interest in being more actively involved in the project and will be working closely with MyRWA going forward. MyRWA is seeking grant funding for the construction of the park.</p>			

25% Design for Blessing of the Bay Boathouse Park

